

# LAND BANKING INFORMATION REPORT

DATE: 3/31/2008

LEASE NO.(S)	1077	COUNTY:	Carbon			
SALE NUMBER/S AND LEGAL	Sale No. 296 Sale No.	Legal: All Legal	Sec. 16 Sec.	Twn. 6S Twn.	Rng. 22E Rng.	Ac.: 640 Ac.
AREA OFFICE (Check One)	<input type="checkbox"/> Northwestern Land Office <input type="checkbox"/> Southwestern Land Office <input type="checkbox"/> Central Land Office <input type="checkbox"/> Northeastern Land Office <input checked="" type="checkbox"/> Southern Land Office <input type="checkbox"/> Eastern Land Office					
Current Classification:	<input type="checkbox"/> Ag <input checked="" type="checkbox"/> Grazing <input type="checkbox"/> Timber <input type="checkbox"/> Other:					
Nominated by:	<input type="checkbox"/> Department <input checked="" type="checkbox"/> Lessee					
Isolated	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    Reason and describe: Property does not have legal public access.					
Parcel surrounded by other public land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Parcel surrounded by other conservation easements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, explain:					
Results of MEPA determine significant for threatened or endangered species?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, explain:					
Does the parcel/s provide public access to other public or state lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, explain:					
Does the parcel/s provide access to adjacent private lands?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, explain:					
Parcel/s income and productivity.	Produces less than average rate of income: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No High market value: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No low return of asset: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No High administrative costs compared to other similar parcels: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Potential to increase productive capacity of the land: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Parcel/s impact on the diversity of the overall asset portfolio within its land classification.	<input checked="" type="checkbox"/> Reduces classified grazing lands by a minor amount.					
Extent of infrastructure.	<input type="checkbox"/> Roads <input type="checkbox"/> Water Availability of Utilities: <input type="checkbox"/> Power <input type="checkbox"/> Telephone <input type="checkbox"/> Water <input type="checkbox"/> Sewer					
Potential for appreciation or depreciation in the value of the parcel.	<input checked="" type="checkbox"/> Appreciation <input type="checkbox"/> Depreciation Comments: Potential for minor appreciation due to its location 15 miles northeast of Red Lodge.					
Potential for development or value-added activities that complement local and statewide economic development.	Limited development potential due to lack of legal access and significant topographic variation.					

Recommendation to sell or retain parcel. ☒ **SELL** ☐ **RETAIN** Reasons for Recommendation: This parcel was nominated for sale by the lessee and produces revenue far below the average parcel. In addition, there may be interest from other adjoining landowners in bidding on the parcel. This property does not have legal public access, so it is only accessible by adjoining owners or those that receive their permission to cross private land to access the Trust land.

The Southern Land Office (SLO) did receive a letter of opposition to the sale from the landowner that abuts the northeast corner of the section, but does not appear to have legal access to the subject Trust land. One of the main concerns expressed in this letter was the value that this Trust land has for elk habitat. However, the SLO contacted the Region 5 FWP office twice requesting comments and did not receive a response.

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

*This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff as indicated in the subsequent blocks.*

/S/ Jeff Bollman

31 March 2008

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Signature of Individual Completing the Form

Date

REVIEW BY DEPARTMENT ADMINISTRATOR:

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Name/Title

Date

**Final Decision:** ☐ **SELL** ☐ **RETAIN**

**Reason for Final Decision:**